ನಮ್ಮ ಮೆಟ್ರೋ namma metro

ಬೆಂಗಳೂರು ಮೆಟ್ರೋ ರೈಲ್ ನಿಗಮ ನಿಯಮಿತ
(ಸಹಭಾಗಿತ್ವದ – ಕರ್ನಾಟಕ ಸರ್ಕಾರ ಹಾಗೂ ಕೇಂದ್ರ ಸರ್ಕಾರ ಉದ್ಯಮ)
ನೊಂದಾಯಿತ ಕಚೇರಿ : ಬಿ.ಎಂ.ಟಿ.ಸಿ. ಕಾಂಪ್ಲೆಕ್ಸ್, 3ನೇ ಮಹಡಿ, ಕೆಂಗಲ್ ಹನುಮಂತಯ್ಯ ರಸ್ತೆ, ಶಾಂತಿನಗರ
ಬೆಂಗಳೂರು – 560 027, ಭಾರತ

Bangalore Metro Rail Corporation Ltd.
(A Joint Venture of Government of Karnataka & Government of India)
Regd. Office : B.M.T.C. Complex, 3rd Floor, K.H. Road, Shanthinagar, Bangalore - 560 027. INDIA

BMRCL/PD/Nagawara Stn-PD/1/2025-26 **Date**: 22/04/2026

BMRCL's Response to Pre-Bid Queries

Tender for providing Transaction Advisory (TA) Services for Integrated Property Development at Nagawara Metro Station of BMRCL

BMRCL RFP No.: BMRCL/A(PD)/TA/NGWA/2025-26/1

KPPP Ref. No.: BMRCL/2025-26/SE0041 Dtd.: 27/03/2026

<table>
<tr><th>Sl. No.</th><th>Clause & Page no.</th><th>Tender Condition</th><th>Queries</th><th>BMRCL's Response</th></tr>
<tr><td>1.</td><td>Page 4, Table, point 4</td><td>Last date for submitting of proposals – 22.04.2026</td><td>We request you to kindly allow extension for submission of proposal for at least three weeks from the date of issue of pre-bid response. This would allow us time to complete all the internal approval processes and for us to prepare a comprehensive proposal.</td><td>Please refer Corrigendum issued to the RFP.</td></tr>
<tr><td>2.</td><td>Page 7, Clause 3 A, Site 1</td><td>Site No. 1 Built-Up Area above Nagawara Metro Station Pink Line UG Station
<table>
<tr><th>Project Details</th><th>Sq.mt</th><th>Sq.ft</th></tr>
<tr><td>Site area</td><td>13,528</td><td>1,45,614.18</td></tr>
<tr><td>Allowed FAR</td><td colspan="2">2.5</td></tr>
<tr><td>Built-up area</td><td>67,640</td><td>7,28,070.90</td></tr>
<tr><td>Achieved BUA (Property Development Area)</td><td>66,953</td><td>7,20,676.09</td></tr>
</table></td><td>• The Allowed FAR is mentioned as 2.5 while the Achieved FAR is mentioned as 4.95. Kindly confirm the maximum FAR that can be used for commercial development as per this Project. Also, out of the maximum FAR available for commercial development, kindly mention the amount of FAR remaining to be consumed, considering already constructed 4 floors.</td><td>• Please refer Corrigendum issued to the RFP.</td></tr>
</table>

Phone : +91-(0)80-2296 9300 / 22969301, Fax : + 91-(0)80-2296 9222, E-mail : bmrcl@dataone.in Web : www.bmrc.co.in
CIN No. : U16286KA1994GOI016286

<table>
<tr><th>Sl. No.</th><th>Clause & Page no.</th><th>Tender Condition</th><th>Queries</th><th>BMRCL's Response</th></tr>
<tr>
<td></td>
<td></td>
<td>
<table>
<tr><td>Achieved FAR</td><td colspan="2">4.95</td></tr>
<tr><td>Land area for commercial spaces</td><td>66,953</td><td>7,20,676.09</td></tr>
<tr><td>No. of Floors existing</td><td colspan="2">4 Floors (1st to 4th Floor)</td></tr>
<tr><td>No. of Floors proposed</td><td colspan="2">8 Floors (1st to 8th Floor)</td></tr>
<tr><td>Basement area</td><td colspan="2">NA</td></tr>
<tr><td>Height above road: 48.34 mtrs.</td><td colspan="2"></td></tr>
<tr><td>Height below road level: NA</td><td colspan="2"></td></tr>
</table>
</td>
<td>
• With a Site area of 13,528 and a FAR of 4.95, the BUA is around 66,963 Sqm which is approximately around the 66,953 Sqm BUA mentioned in the fourth row of the table. However, a Built-up area of 67,640 Sqm is also mentioned in the third row of the table. Kindly clarify the basis and significance of the BUA mentioned in the third row.

• We request you to kindly confirm if the maximum number of floors that can be constructed is 8 and if by constructing 8 floors the Concessionaire would consume the entire FAR of 4.95. Also, kindly confirm if all the 8 floors, once developed, would be available to Concessionaire for commercial development and operation. Kindly confirm if our understanding is correct.

• Kindly mention the allowable ground coverage for the site.

• We understand the maximum allowable height of the building can be 48.34 mtrs above road level.
</td>
<td>
• Please refer Corrigendum issued to the RFP.

• The structure is designed for G+8 floors. Commercial Development can be proposed in all the 8 floors. Please refer Corrigendum issued to the RFP.

• The structure is already constructed.

• The maximum height of the building is 43.11 mtrs above road level.
</td>
</tr>
</table>

<table>
<tr><th>Sl. No.</th><th>Clause & Page no.</th><th>Tender Condition</th><th>Queries</th><th>BMRCL's Response</th></tr>
<tr>
<td>3.</td>
<td>Page 7, Clause 3 A, Site 2</td>
<td>
<table>
<tr><th colspan="3">Site No. 2 Vacant Area for Proposed MLCP Building</th></tr>
<tr><th>Project Details</th><th>Sq.mt</th><th>Sq.ft</th></tr>
<tr><td>Site area</td><td>8,651</td><td>93,118.59</td></tr>
<tr><td>Allowed FAR</td><td colspan="2">2.5</td></tr>
<tr><td>Built-up area</td><td>31,319.42</td><td>3,37,119.43</td></tr>
<tr><td>Achieved BUA (Property Development Area)</td><td>7,846</td><td>84,453.64</td></tr>
<tr><td>Achieved FAR</td><td colspan="2">3.6</td></tr>
<tr><td>Land area for commercial spaces</td><td>31,319.42</td><td>3,37,119.43</td></tr>
<tr><td>No. of Floors existing</td><td colspan="2">NA</td></tr>
<tr><td>No. of Floors proposed</td><td colspan="2">G+4</td></tr>
<tr><td>Basement area</td><td colspan="2">NA</td></tr>
<tr><td>Height above road: 28.75 mtrs.</td><td colspan="2"></td></tr>
<tr><td>Height below road level: NA</td><td colspan="2"></td></tr>
</table>
</td>
<td>
• The Allowed FAR is mentioned as 2.5 while the Achieved FAR is mentioned as 3.6. Kindly confirm the maximum FAR that can be used for commercial development as per this Project. Also, out of the maximum FAR available for commercial development, kindly mention the amount of FAR remaining consumed, considering already constructed 4 floors.

• With a Site area of 8,651 and an Achieved FAR of 3.6, the Achieved BUA should be 31143.6. However, the Achieved BUA mentioned is 7,846. Kindly confirm if our understanding is correct that the maximum FAR and BUA allowable for commercial development is 3.6 and 31,319.42 Sqm and that out of the maximum BUA allowed for commercial development only 7,846 Sqm have been constructed till date.

• We request you to kindly confirm if the maximum number of floors that can be constructed is 4 and if by constructing 4 floors the Concessionaire would consume the entire FAR of 3.6. Also, kindly confirm if all the 4
</td>
<td>
• Please refer Corrigendum issued to the RFP.

• Please refer Corrigendum issued to the RFP.

• FAR is not applicable. Parking proposal to be submitted by the Concessionaire. Please refer Corrigendum
</td>
</tr>
</table>

<table>
<tr><th>Sl. No.</th><th>Clause & Page no.</th><th>Tender Condition</th><th>Queries</th><th>BMRCL's Response</th></tr>
<tr><td></td><td></td><td></td><td>floors, once developed, would be available to Concessionaire for commercial development and operation.

• Kindly mention the allowable ground coverage for the site.

• We understand the maximum allowable height of the building can be 28.75 mtrs above road level. Kindly confirm if our understanding is correct.</td><td>issued to the RFP.

• Parking proposal to be submitted by the Concessionaire.
• Please refer Corrigendum issued to the RFP.</td></tr>
<tr><td>4.</td><td>Page 7, Clause 3 A, Site 3</td><td>Site No. 3 Nagawara Metro Station Airport / Blue Line Elevated Station
<table>
<tr><th>Project Details</th><th>Sq.mt</th><th>Sq.ft</th></tr>
<tr><td>Site area</td><td>2,968</td><td>31,947.29</td></tr>
<tr><td>Allowed FAR</td><td colspan="2">2.5</td></tr>
<tr><td>Built-up area</td><td>9,888</td><td>1,06,433.50</td></tr>
<tr><td>Achieved BUA (Property Development Area)</td><td>3,055</td><td>32,883.75</td></tr>
<tr><td>Achieved FAR</td><td colspan="2">3.33</td></tr>
<tr><td>Land area for commercial spaces</td><td>32,883.75</td><td>18,008.02</td></tr>
<tr><td>No. of Floors existing</td><td colspan="2">NA</td></tr>
<tr><td>No. of Floors</td><td colspan="2">G+5</td></tr>
</table></td><td>• The Allowed FAR is mentioned as 2.5 while the Achieved FAR is mentioned as 3.3. Kindly confirm the maximum FAR that can be used for commercial development as per this Project. Also, out of the maximum FAR available for commercial development, kindly mention the amount of FAR remaining consumed, considering already constructed 4 floors.

• With a Site area of 2,968 and an Achieved FAR of 3.33, the Achieved BUA should be 9883.44. However, the Achieved BUA mentioned is 3,055. Kindly confirm if our understanding is correct that the maximum FAR and BUA allowable for commercial</td><td>• Please refer Corrigendum issued to the RFP.

• Please refer Corrigendum issued to the RFP.</td></tr>
</table>

Sl. No.	Clause & Page no.	Tender Condition	Queries	BMRCL's Response
		proposed | Basement area | NA Height above road: 20.72 mtrs. | Height below road level: NA |	development is 3.33 and 9,888 Sqm and that out of the maximum BUA allowed for commercial development only 3,055 Sqm have been constructed till date. • We request you to kindly confirm if the maximum number of floors that can be constructed is 5 and if by constructing 5 floors the Concessionaire would consume the entire FAR of 3.33. Also, kindly confirm if all the 5 floors, once developed, would be available to Concessionaire for commercial development and operation. • Kindly mention the allowable ground coverage for the site. • We understand the maximum allowable height of the building can be 20.72 mtrs above road level. Kindly confirm if our understanding is correct.	• **Please refer Corrigendum issued to the RFP.** • **Please refer Corrigendum issued to the RFP.** • **Please refer Corrigendum issued to the RFP.**
5.	Page 9, Clause D	**Key Personnel** The Consultant shall **deploy the following three key professionals** for the duration of the assignment:	• We understand that consultants would need to propose 4 key professionals for the assignment. Further, we understand **full-time deployment of the key personnel is not required at the client site** and the same should be available for	Yes, full time deployment is not required.

<table>
<tr><th>Sl. No.</th><th>Clause & Page no.</th><th>Tender Condition</th><th>Queries</th><th>BMRCL's Response</th></tr>
<tr><td></td><td></td><td></td><td>key discussions and meetings. Kindly confirm if our understanding is correct.</td><td></td></tr>
<tr><td>6.</td><td>Page 9, Clause E</td><td>Deliverables, Timelines and Payment
<table>
<tr><th>Stage</th><th>Timeline from Start (X)</th><th>Payment in INR (Percentage of accepted contract amount)</th></tr>
<tr><td>Inception Report</td><td>X+1 week</td><td>5%</td></tr>
<tr><td>Draft Feasibility Report with Concept Plan</td><td>X+4 weeks</td><td>20%</td></tr>
<tr><td>Final Feasibility Report</td><td>X+6 weeks</td><td>10%</td></tr>
<tr><td>Submission of Bidding Documents</td><td>X+10 weeks</td><td>20%</td></tr>
<tr><td>Completion of Bid Process</td><td>X+23 weeks</td><td>35%</td></tr>
<tr><td>Signing of Concession Agreement</td><td>X+26 weeks</td><td>10%</td></tr>
</table></td><td>• Kindly clarify if payment be made on a pro-rata basis considering there are three sites? Also, with the area and potential marketability of each site being different from each other, specific weightage can be assigned to each of the sites which can be used for estimating payments.

• We understand for each of the milestones till the Feasibility stage, one common report for all the sites would be required to be submitted. Also, subsequent to the Feasibility stage, bid documents would then need to be prepared for only those sites which are viable. Kindly confirm if our understanding is correct.</td><td>• Tender conditions prevail. Please refer Tender Clause 3 (E) of Letter of Invitation (LoI).

• This stage will come during the structuring of the tender document which the Successful Bidder will need to design. Hence, Tender conditions prevail. Please refer Clause 2: Scope of Services of Section-A: Letter of Invitation (LoI) of the Tender Document.</td></tr>
<tr><td>7.</td><td>Page 12, Clause 9.2.1 (b)</td><td>Proposal Documents
(b) Copy of Power of Attorney authorizing the signatory to commit the Bid, in accordance with sub clause 15 of Instructions to Bidders (ITB).</td><td>• We understand copy of board resolution authorizing the signatory, can be submitted instead of Power of Attorney.</td><td>In case of Registered Company, the Tenderer has to submit Copy of Board Resolution followed by General</td></tr>
</table>

Sl. No.	Clause & Page no.	Tender Condition	Queries	BMRCL's Response
	Page 15, Clause 15.5	**FORMAT AND SIGNING OF BIDS** 15.5 **General Power of Attorney (GPA) is also acceptable in place of Power of Attorney**. GPA should contain the power of signing the Bid given by the Board of Directors. The said GPA should have come into force before the last date & time of submission of the Bid.	Kindly confirm if our understanding is correct.	Power of Attorney / Special Power of Attorney, both are required and shall be chronological.
8.	Page 18, Clause 23	**Evaluation of Bid**	• We understand as per the current RFP, Financial Bids would be opened for only those Bidders who are found to be responsive as per the requirements of the RFP. However, we feel evaluation of technical bid should be based on a marking scheme, duly evaluating the quality of the proposal especially in terms of CVs of key professional and firm's experience. • Further we feel a QCBS evaluation methodology should be adopted with an 80:20 weightage distribution between Technical and Financial score.	Tender conditions prevail.
9	Page 26, Clause 3.1 A, Note 1	*Similar Consultancy Services means 'Transaction Advisory Assignments' for development of infrastructure projects involving development of large commercial assets on PPP model in sectors such as Metro Rails, IT Parks, Airports, Railways, Tourism, Hotels/resorts, Housing, Way-side amenities. However,	• Request you to kindly consider **adding sectors like multimodal logistic hubs and industrial parks**.	**Please refer Corrigendum issued to the RFP.**

Sl. No.	Clause & Page no.	Tender Condition	Queries	BMRCL's Response
		Consultancy services for EPC will not be considered for evaluation.		
10	Page 46, Section E-Conditions of the Contract; Clause 3.2.2	**Conflict of Interest** The Consultants agree that, during the term of this Contract and after its termination, the Consultants and any entity affiliated with the Consultants, as well as any Sub-consultant (If applicable) and any entity affiliated with such Sub consultant (if applicable), shall be disqualified from providing goods, works or services (other than the Services and any continuation thereof) for any project resulting from or closely related to the Services.	• We request you to kindly remove the sub clauses, since DTTILLP does not provide services on an exclusive basis.	Tender conditions prevail.
11	Page 45, Section E-Conditions of the Contract; Clause 1.2.7	"**Third Party**" means any person or entity other than the **Government**, the Employer or, the Consultants.	We propose that all parties other than authority and consultant be treated as third parties in the definition here. We request the Authority to modify the definition as below - "**Third Party**" means any person or entity other than the Authority, the Consultant or a Sub-Consultant.	Tender conditions prevail.
12	Page 54; Section E-Conditions of the Contract; Clause 19	**Ownership of Material and Copyright** Any studies, reports, or other materials, graphics, software, or otherwise, prepared by the Consultant for BMRCL/Employer under the contract shall belong and remain the property of BMRCL/Employer. The copyright of all documents prepared by the Consultant in the performance of the Services under the Agreement shall be vested with the Employer. Consultants shall, not later than upon termination	• We understand any pre-existing intellectual property and proprietary rights used in the material/report/work product provided by the Consultant shall remain the property of the Consultant. • We do not provide ownership rights over our IP in our deliverables as it contains our name, logo, know-how, methodologies etc. We request you to add the	Tender conditions prevail.

Sl. No.	Clause & Page no.	Tender Condition	Queries	BMRCL's Response
		or expiration of this Contract, deliver all such documents and software/soft copies to the Employer, together with a detailed inventory thereof. The Consultant may retain a copy of such documents and software but shall not use them for proposals unrelated to this Contract without prior written approval of BMRCL/Employer	following at the end of the clause: "Any pre-existing intellectual property and proprietary rights in the material/report/work product provided by the Consultant shall remain the property of the Consultant."	
13	Page 54; Section E-Conditions of the Contract; Clause 22.1 (first paragraph)	**Procedures for Claims** Consultant shall give notice to the Engineer as soon as possible and in any event within 28 days of the start of the event giving rise to the claim. The Consultant shall keep such contemporary records as may be necessary to substantiate any claim, either on the Site or at any other location acceptable to the **notice, inspect such records and may instruct the Consultant to keep further contemporary records. The Consultant shall permit the Engineer to inspect all such records and shall (if instructed) submit copies to the Engineer.**	We request the Authority to kindly update this clause as below: ***"Upon written request from the Authority, the Consultant shall provide time and expense related records to the Authority".***	Tender conditions prevail.
14	Additional Clause; Section E-Conditions of the Contract	-	We request you to kindly consider adding the following clause to the contract. • Bangalore Metro Rail Corporation ("CLIENT") shall indemnify and hold harmless the Bidder for all losses and claims arising in connection with any third party claim in relation to or pursuant to the contract or the services.	Not agreed, Tender conditions prevail.

<table>
<tr><th>Sl. No.</th><th>Clause & Page no.</th><th>Tender Condition</th><th>Queries</th><th>BMRCL's Response</th></tr>
<tr><td></td><td></td><td></td><td>• CLIENT shall not disclose to any third party the advice, opinions, reports or other work product of the Bidder provided hereunder without the prior express written consent of the Bidder.</td><td></td></tr>
<tr><td>15</td><td>Clause 6.0 of the tender document Page No. 26 of the Tender Document</td><td>3.1 A CONSULTANCY EXPERIENCE
<table><tr><th>Sl No</th><th>Compliance Requirements: The Tenderer must have below mentioned both qualification (1) & (2)</th></tr><tr><td>1.</td><td>Experience as a Prime Consultant (Single Entity or Joint Venture partner) in *Similar Consultancy Services that has been completed during the last 07 (Seven) years, ending as on the date of bid submission where the value of services meets or exceeds INR 25.48 Lakhs** from a Single Contract</td></tr><tr><td>2.</td><td>Experience as a Prime Consultant (Single Entity or Joint Venture partner) in *Similar Consultancy Services at least must have successfully completed 03 (Three) similar Contracts in Government/PSU/Local Bodies that have been completed during the last 07 (Seven) years ending as on the date of bid submission.</td></tr></table>1. *Similar Consultancy Services means 'Transaction</td><td>The experience criteria to meet the compliance requirements is limited to sectors such as Metro Rails, IT Parks, Airports, Railways, Tourism, Hotels/resorts, Housing and Way-side amenities. The 7-year window during which the experience of having successfully completed three Transaction Advisory assignment in the afore-mentioned sectors includes the two years of COVID period (2020-2022) during which hardly any PPP projects have been successful.
In view of the same, we request the Authority to kindly increase the period of experience from 7 years to 10 years in order to encourage wider participation from consultants meeting the minimum compliance requirements.</td><td>Agreed. Please refer Corrigendum issued to the RFP.</td></tr>
</table>

Sl. No.	Clause & Page no.	Tender Condition	Queries	BMRCL's Response
		Advisory Assignments' for development of infrastructure projects involving development of large commercial assets on PPP model in sectors such as Metro Rails, IT Parks, Airports, Railways, Tourism, Hotels/resorts, Housing, Way-side amenities. However, Consultancy services for EPC will not be considered for evaluation. 2. **Similar Consultancy Services with Value of Completed assignment (s) in INR/converted equivalent INR during previous financial years shall be updated with a weightage of 5 % per year (Compounded annually) to bring them to the price level of the financial year in which the tenders are invited.		
16	-	-	Please confirm whether a pre-bid meeting will be held.	No pre-bid meeting.
17	Clause 3.1 & Page 46	-	• We understand that as per Point (iii) under Clause 3.1 "Scope of Work / Services to be Performed by the Consultant" (Page 46) in the RFP document, sub-consultant can be appointed with prior written consent from BMRCL. Kindly clarify whether all Key Personnel are required to be employees of the bidder, or if certain roles such as Sector Specific / Technical / Market Expert and Architect may be appointed by the bidder through a sub-consultant.	• Certain roles may be appointed by the TA Service Provider through a sub-consultant as per Clause 3.1 (iii) of Section-E: Conditions of Contract.

Sl. No.	Clause & Page no.	Tender Condition	Queries	BMRCL's Response
			• *As per Point (iii) under Clause 3.1 "Scope of Work / Services to be Performed by the Consultant" (Page 46) in the RFP document, sub-contracting requires prior written consent of BMRCL. In this context, if sub-consultants are clearly identified and included in the bid submission and the bid is subsequently awarded, would this be deemed as having received the required approval, or would a separate written consent be required post-award?*	• Separate approval has to be obtained, as per Tender Clause 3.1 (iii) of Section-E: Conditions of Contract.
18	Clause 24, under Section E Conditions of Contract	-	It is stated that BMRCL will apply for the necessary approvals (Clause 24 under Section E Conditions of Contract). Kindly clarify the Consultant's liability if such approvals are delayed due to timelines of external agencies. Further, please confirm whether such delays would be treated as excusable delays, resulting in extension of timelines without any penalties to the Consultant.	Please refer Clause 10.2 of Section-E: Conditions of Contract.
19	Clause 3.2.2 under the "Conflict of Interest" & Page No: 47	-	•With reference to Clause 3.2.2 under the "Conflict of Interest" provisions (Page 47) in the RFP document, which states that during the term of the Contract and after its termination, the Consultant, its affiliates, proposed	• **Please refer Corrigendum issued to the RFP.**

Sl. No.	Clause & Page no.	Tender Condition	Queries	BMRCL's Response
			sub-consultants (if any), and their affiliates shall be disqualified from providing goods, works, or services for any project resulting from or closely related to the Services, kindly clarify: (i) the time period for which this restriction shall remain applicable post-completion or termination of the Contract. • The scope of applicability of this clause, namely whether the restriction applies only to the MLCP building and commercial development at Nagawara Metro Station, or whether it extends to all metro-related projects, including works associated with the Pink Line, Blue Line, or other BMRCL projects. • The scope of this prohibition include any fundraising activities for this project/other BMRCL works.	• Tender conditions prevail. • The query is not applicable for this RFP.
20	Clause 13.6 (b) under Bid security (Page no: 14 in the RFP document) & Clause 23.2.5.	-	With reference to Clause 13.6 (b) under Bid security (Pg. 14) in the RFP document, which refers to correction of the bid price under the terms mentioned in Clause 23.2.5 of the Instructions to Bidders, kindly clarify as Clause 23.2.5 could not be traced in the RFP document.	**Clause 23.2.5 is deleted. Please refer Corrigendum issued to the RFP.**

Sl. No.	Clause & Page no.	Tender Condition	Queries	BMRCL's Response
21	Duration of Assignment" (Page 8), & "Contract Data" (Page 59) in the RFP document	-	The duration of the assignment is mentioned as 26 weeks under "Duration of Assignment" (Page 8), whereas 30 weeks is specified under "Contract Data" (Page 59) in the RFP document. Kindly clarify the correct duration applicable to the assignment.	**Duration of the Assignment is 26 weeks. Please refer Corrigendum issued to the RFP.**
22	RfP Document & EoI Dated 21.11.2025	The first two floors have been structurally completed with columns, beams, and slabs (side walls pending), while the balance two floors will be completed in about eight to ten months	Request the Authority to kindly provide the current status and expected completion timeline of the pending floors for site 1	Currently the site is under construction. Site 1 is expected to be completed by July, 2026.
23	RfP Document & Inter-site connectivity	General Query	Request the authority to kindly confirm if BMRCL will be providing walkways for inter-site connectivity between all 3 sites. If yes, who is expected to bear the construction cost for it?	Paid connectivity (FoB) is provided between elevated and underground Nagawara Stations. Presently no connectivity is provided between MLCP & PD area above the underground station. Feasibility of providing connectivity can be reviewed at the site and can be proposed by the Concessionaire. The same will be reviewed & approved by BMRCL.
24	RfP Document & Page 26 Eligibility criteria 3.1A.2	Consultancy experience - Experience as a prime consultant (Single entity or joint venture partner) in similar consultancy services at least must have successfully completed 03 (Three) similar contracts in Government/PSU/Local bodies	We propose the addition of the following to the existing clause for the purpose of this clause, PPP projects shall also include projects undertaken for Government appointed/selected/select	Tender conditions prevail.

Sl. No.	Clause & Page no.	Tender Condition	Queries	BMRCL's Response
		that have been completed during the last 07 (seven) years ending as on the date of bid submission	ed special purpose vehicles (SPVs) established for execution of Public infrastructure projects (where the end users or beneficiaries are the general public), subject to submission of documentary evidence establishing - (i) such Government appointment/selection and (ii) linkage of the SPV to the concerned public infrastructure/PPP Project.	
25	RfP Document & Page 27 Section C - 3.1B Financial standing	Annual turnover - The bidder shall have a minimum annual turnover of INR 1.02 Crore from Consultancy service contracts. The annual turnover shall be calculated as the total certified payments received for contracts in progress or completed, and it must have been achieved in any two (02) financial years within the last five (05) financial years, counted from the current financial year.	We request the Authority to consider revising the minimum annual turnover criteria to at least 10 percent of the estimated project cost, to better align with the scale and complexity of the assignment. We propose the amended clause to be - The Bidder shall have a minimum average annual turnover of INR 75 crore from consultancy service contracts, computed over any three (03) financial years out of the last five (05) financial years, counted from the current financial year. The average annual turnover shall be calculated based on the certified payments received for contracts in progress or completed.	Tender conditions prevail.
26	RfP Document & Page 8 Assignment Overview	No. of Floors proposed - G plus 5	Request the Authority to kindly clarify if the proposed building be a standalone structure adjacent to the station or will it be integrated into the station.	PD area is proposed within the station, hence it is integrated.
27	RfP Document	Number of Floors Proposed is 8	Request the Authority to kindly confirm if the	Yes, the existing structure can be increased additionally

Sl. No.	Clause & Page no.	Tender Condition	Queries	BMRCL's Response
	& Page 8 Assignment Overview site 1		existing structure can be increased by 4 floors	by 4 floors subject to permissible FAR. **Please refer Corrigendum issued to the RFP.**
28	RfP document & Page 8 Assignment overview site 1	Achieved BUA - 720676.09 sq feet	Request the Authority to kindly clarify if this BUA is for the 4 floors that are being constructed or for the entire 8 floors	**Please refer Corrigendum issued to the RFP.**
29	RfP Document & Page 8 Project Execution	Any Other Document/Details available with BMRCL regarding this project is left Blank	Request the Authority to kindly confirm what documents and details can be expected to be provided by BMRCL	Consultant can request during the Project Execution stage.
30	RfP Document & page 9 Key Personnel	The consultant shall deploy the following three key professionals for the duration of the assignment	The table below mentions 4 key personnel, Request the Authority to kindly resolve this discrepancy	**Please refer Corrigendum issued to the RFP.**
31	RfP Document & Page 9 Timelines and payment	Inception Report - X Plus 1	Considering the breadth of the scope and the involvement of three sites, we request an extension of the inception report timeline to two weeks. We propose the amended clause to be- Inception Report - X plus 2 week (where X is the date of signing of contract by both parties.)	Tender conditions prevail.
32	RfP Document & Page 9 Timelines and payment	Draft feasibility report - X plus 4 weeks	Considering the breadth of the scope and the involvement of three sites, we request an extension of the draft feasibility report timeline to six (6) weeks. We propose the amended clause to be - Draft feasibility report - X Plus 6 weeks (where X is the date of signing of contract by both parties.)	Tender conditions prevail.

Sl. No.	Clause & Page no.	Tender Condition	Queries	BMRCL's Response
33	RfP Document & Page 9 Timelines and payment	Feasibility report - X plus 6 weeks	Considering the breadth of the scope and the involvement of three sites, we request an extension of the feasibility report timeline to eight (8) weeks. We propose the amended clause to be - Feasibility Report - X plus 8 weeks (Where X is the date of signing of contract by both parties.)	Tender conditions prevail.
34	RfP Document & Phase 1 Location and Site Analysis Page 5	Conduct perception mapping and assess growth potential of the site	Request the authority to kindly provide clarity on the definition of perception mapping in the context of this assignment	Here Perception mapping means, to conduct consumer perception studies, market opportunities, areas of improvement etc.
35	RfP Document & Page 9 Key Personnel	The consultant shall deploy the following three key professionals for the duration of the assignment	We submit that daily onsite deployment of resources may not be necessary for the effective delivery of this assignment. The Consultants personnel shall be required to visit the site as per deliverable needs and project milestones rather than being deployed onsite. We request BMRCL to kindly consider the same. We propose the amended clause to be - The Consultant shall deploy the following three key professionals for the duration of the assignment. Such deployment shall not necessitate full-time, day-to-day onsite stationing of the personnel.	**Please refer Corrigendum issued to the RFP.** **Also refer sl. no. 5 above.**

Note: All other terms & conditions of the Tender remains unchanged.

sd/-
Director (Finance), BMRCL